

VI. ENVIRONMENTAL ASSESSMENT OF SUBSEQUENT PROJECTS

A program-level environmental impact report (Rancho La Sierra Specific Plan, Concept Plan Selection EIR, or "Concept Plan EIR") was prepared for several alternative land use concepts, leading to the selection of the Championship Golf Course Plan as the basis for this Plan. The Riverside City Council certified the EIR on April 26, 1994, and adopted Resolution No. 18481. This action did not constitute approval of a specific plan; rather it defined the planning objectives and land use concepts to be incorporated into the Rancho La Sierra Specific Plan. The information included in that EIR provided an evaluation of the environmental effects that would result from the various land use concepts that were being evaluated, which ranged in development intensity and magnitude of environmental impact.

Because the EIR for the concept plan selection was prepared at a program level of detail, it was, of necessity, a general assessment of potential environmental changes that could occur. The impacts of specific development proposals at precise locations could not be and were not assessed. As a result, additional environmental review will be required for subsequent site specific development requests. For each application that involves a discretionary action by the City of Riverside, such as approval of a master subdivision map, a subsequent tract map, a conditional use permit, etc., the City will prepare an Initial Study that will:

- ! Identify those environmental effects of the project which were adequately addressed within the scope of the evaluation and mitigation measures included in the Concept Plan EIR;
- ! Identify appropriate mitigation measures from the Concept Plan EIR and incorporate them into the project approval;
- ! Identify those additional effects on the environment that are particular to the parcel or project which were not identified as significant effects in the Concept Plan EIR;
- ! Identify those environmental effects not previously discussed in the Concept Plan EIR that are found to be less than significant or which can be mitigated through the project design;
- ! Identify those environmental effects for which additional information and analysis is needed to determine whether such effects could be significant and, if so, to identify methods of mitigating those impacts to below a level of significance. For these issues, the City may require the preparation of special studies that provide such additional analysis as part of an expanded Initial Study/Mitigated Negative Declaration, or, if necessary, require the preparation of a focused environmental impact report to provide a more in-depth discussion and presentation of these special issues and proposed solutions.

EXEMPTIONS

Proposals which are exempt from environmental review include the following:

- a. Activities which do not satisfy the definition of a "project" under CEQA;
- b. Actions which are classified as exempt from environmental review pursuant to Section 2 of the City of Riverside's Rules for Implementing CEQA as defined in City Council Resolution 16787 and/or pursuant to Articles 18 and 19 of the Guidelines for Implementation of the California Environmental Quality Act.

VII. SPECIFIC PLAN ADMINISTRATION

FEES REQUIRED TO RECOVER COSTS OF ADMINISTERING THE SPECIFIC PLAN

Section 65456 of the California Government Code authorizes the City to impose a fee to defray the costs of preparing, adopting and administering specific plans, and this Chapter sets forth the procedure for doing so. The fee will be applied to discretionary projects within the Plan area submitted after adoption of the Plan. The fee shall be prorated, based on the applicant's relative benefit derived from the specific plan. It shall be calculated as the number of acres (gross) contained in the application, divided by the size of the total Plan area, multiplied by the City's total costs for preparing the plan, plus the fee for the application in question as set forth in the City's most current schedule of planning fees. The City's Plan preparation costs are estimated at this time to total \$285,000, reflecting both the City's expenditures for outside consulting services, as well as City staff time. Once the final processing costs are determined, the City Council will, by separate resolution, adopt a Rancho La Sierra Specific Plan administration fee.

Examples of how the fee would be calculated are provided below, assuming a total Plan area of 755 acres, and a Plan preparation cost of \$285,000.

Golf Course Application

200 acre golf course divided by 755 total acres = 26.49%
26.49% of \$285,000 = \$75,496 for share of specific plan administration
CUP Application Fee* = \$3,432

Tentative Tract Map Application

50 acre, 22 lot subdivision divided by 755 total acres = 6.58%
6.58% of \$285,000 = \$18,753 for share of specific plan administration
Tentative Tract Map Fee* = \$6,413

* Fees based upon the City of Riverside Fee Schedule effective July 1, 1995. Processing fee will depend upon fee schedule in effect upon submission of application.

MINOR CHANGES

Minor changes to the explicit provisions of the Plan may be approved by the Planning Director, subject to appeal to the Planning Commission and, subsequently, to the City Council. Such changes include:

- a. Addition of new information to the Plan maps or text that do not change the intent or effect of the regulations or guidelines involved.

- b. Changes to infrastructure, such as roadway, drainage, water and sewer system alignments (subject to Public Works and/or Public Utilities Department's review and approval) which do not increase the development capacity of the site, change the development concepts of the Specific Plan, or result in any greater impacts to adjacent property owners than those originally proposed.

AMENDMENTS

Major changes to this Specific Plan, such as changes in land use designations, land use regulations, phasing, or implementation procedures, may be initiated by the land owners or the City of Riverside as an amendment to the Plan.

Such amendments shall be processed in accordance with the procedures established by the City of Riverside. Any proposed amendments to the Rancho La Sierra Specific Plan shall be consistent with the provisions of citizen-initiative Measure C (see Appendix A), approved in 1987. Any proposed amendment to the Plan found to be inconsistent with the provisions of Measure C can be permitted only if approved by a vote of the people.

VIII. SPECIFIC PLAN ENFORCEMENT

Any violation of this Plan is considered a violation of the City of Riverside Zoning Code and is subject to the enforcement provisions set forth in Section 19.82.040 of the Riverside Municipal Code.